

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12414 of Thomas Randolph, pursuant to Paragraph 8207.11 of the Zoning Regulations, for variances from the lot occupancy requirements, (Sub-sections 3303.1, 7107.21 and 7107.23) and the side yard requirements (Sub-sections 3305.1 and 7102.22) to permit a side addition to a dwelling which is a non-conforming structure in the R-1-B District at 3017 Yost Place, N.E., (Square S-4337, Lot 15).

HEARING DATE: May 24, 1977
DECISION DATE: June 7, 1977

FINDINGS OF FACT:

1. The subject property is located in the R-1-B zone district at 3017 Yost Place, N.E.
2. The property is presently improved with a one (1) story frame house.
3. The applicant proposes an addition to enlarge the present kitchen.
4. The applicant proposed that this addition be three (3) feet wide and twelve (12) feet long along the side of the house.
5. The Regulations require that a side yard be a minimum of eight (8) feet wide. The applicant presently has only a 6.76 foot side yard. With the proposed addition, the width of the side yard will be only 3.76 feet. Thus a variance of 4.24 feet or greater than fifty per cent is required.
6. The Regulations require that in an R-1-B District no dwelling shall occupy its lot in excess of forty per cent. With the proposed addition the applicant would exceed this requirement by 81.38 square feet. Thus a 5.74 per cent variance is required.
7. The applicant has an existing forty-five (45) foot rear yard. The Regulations require a rear yard of only twenty-five feet, thus allowing the applicant to expand to the rear of the house.
8. There was no opposition to the granting of this application.

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CONCLUSIONS OF LAW AND OPINION:


Based on the above findings and the evidence of record, the Board is of the opinion that requested variances are area variances, the granting of which requires the showing of a practical difficulty. The Board concludes that the applicant has made no showing of any practical difficulty, and furthermore that the applicant could expand his house in a manner extending consistent with the Zoning Regulations requiring no variance.

IT IS THEREFORE ORDERED THAT THIS APPLICATION IS DENIED.

VOTE: 4-0 (Charles R. Norris, Walter Lewis, William F. McIntosh and Leonard L. McCants).

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: _____


STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 26 AUG 1977